

6.0 Implementation of the Comprehensive Land-Use Plan

This chapter provides an overview of the policies and implementing procedures that would be used by DOE, the cooperating agencies and the consulting Tribal governments to implement the Hanford Comprehensive Land-Use Plan (CLUP) following the Record of Decision (ROD) for the *Hanford Comprehensive Land-Use Plan Environmental Impact Statement* (HCP EIS).

The DOE is expected to use this land-use plan in its decision-making process to establish what is the “highest and best use”¹ of the land (41 CFR 101-47, “Federal Property Management Regulations”). The final selection of a land-use map, land-use policies and implementing procedures, would create the working CLUP when they are adopted through the ROD for this EIS.

Once adopted, the CLUP would provide the framework within which future use of the Hanford Site’s lands and resources occurs. In developing the CLUP DOE will have considered the visions, goals, and objectives articulated by participants in the land-use planning process. This framework consists of four basic elements:

1. A final ***Hanford CLUP Land-Use Map***, depicting land uses for the Site (see Chapter 3). The ROD for this EIS would select one of the alternative land-use maps presented in Chapter 3 or would select a land-use map such as the new Preferred Alternative that combines features of several alternatives.
2. ***Hanford CLUP Land-Use Definitions***, describing the purpose, intent, and principal use(s) of each of the land-use designations on the adopted CLUP map (see Chapter 3, Table 3-1, and Section 6.1 below).
3. ***Hanford CLUP Policies***, directing land-use actions. These policies will help to ensure that individual actions of successive managers collectively advance the adopted CLUP map, goals, and objectives over time (see policies in Section 6.3).
4. ***Hanford CLUP Implementing Procedures***, including:
 - C Administrative procedures for reviewing and approving Use Requests for consistency with the CLUP
 - C A Site Planning Advisory Board (SPAB) consisting of representatives from DOE, the cooperating agencies and the affected Tribal governments
 - C Actions which, after plan adoption, shall be undertaken to align and coordinate existing and new “area” and “resource” management plans for the Site (e.g., The Comprehensive Conservation Plan for the Fitzner/Eberhardt Arid Lands Ecology Reserve [ALE Reserve]; fire; cultural and historical resources; and species management), with the policies and designations of the CLUP.

¹ Section 101-47.4909 of the *Federal Property Management Regulations* defines the “highest and best use” as that use to which a property can be put that produces the highest monetary return from the property, promotes its maximum value, or serves a public or institutional purpose. The “highest and best use” determination must be based upon the property’s economic potential, qualitative values inherent in the property, and utilization factors affecting land use such as zoning, physical characteristics, other private and public uses in the vicinity, neighboring improvements, utility services, access, roads, location, and environmental and historical considerations.

For all proposals and projects, the above procedures and actions would be integrated with existing DOE land-use review procedures (e.g., biological, cultural, and the *National Environmental Policy Act of 1969* [NEPA]), while DOE maintains control of the land. The DOE has the final determination and approval of all land-use decisions taking place on the Hanford Site land under DOE authority.

6.1 Definitions and Descriptions of Land-Use Map Designations

The land-use designations of each land-use map depict the categories of land use that would occur within specific geographic locations of the Site. Ideally, the designated use is suitable, based on a broad range of factors including natural and biological resources; existing uses; infrastructure; proximity to other development; economic objectives; and historical, prehistorical, and aesthetic resources and values.

The definitions of the various land-use designations are provided in Table 6-1. These land-use designations and their definitions were developed by the cooperating agencies and are discussed in greater detail in Chapter 3 of this Final HCP EIS.

Table 6-1. Hanford Site Land-Use Designations.

Land-Use Designation	Definition
Industrial-Exclusive	An area suitable and desirable for treatment, storage, and disposal of hazardous, dangerous, radioactive, and nonradioactive wastes. Includes related activities consistent with Industrial-Exclusive uses.
Industrial	An area suitable and desirable for activities, such as reactor operations, rail, barge transport facilities, mining, manufacturing, food processing, assembly, warehouse, and distribution operations. Includes related activities consistent with Industrial uses.
Agricultural	An area designated for the tilling of soil, raising of crops and livestock, and horticulture for commercial purposes along with all those activities normally and routinely involved in horticulture and the production of crops and livestock. Includes related activities consistent with Agricultural uses.
Research and Development	An area designated for conducting basic or applied research that requires the use of a large-scale or isolated facility or smaller scale time-limited research conducted in the field or in facilities that consume limited resources. Includes scientific, engineering, technology development, technology transfer, and technology deployment activities to meet regional and national needs. Includes related activities consistent with Research and Development.
High-Intensity Recreation	An area allocated for high-intensity, visitor-serving activities and facilities (commercial and governmental), such as golf courses, recreational vehicle parks, boat launching facilities, Tribal fishing facilities, destination resorts, cultural centers, and museums. Includes related activities consistent with High-Intensity Recreation.
Low-Intensity Recreation	An area allocated for low-intensity, visitor-serving activities and facilities, such as improved recreational trails, primitive boat launching facilities, and permitted campgrounds. Includes related activities consistent with Low-Intensity Recreation.
Conservation (Mining and Grazing)	An area reserved for the management and protection of archeological, cultural, ecological, and natural resources. Limited and managed mining (e.g., quarrying for sand, gravel, basalt, and topsoil for governmental purposes only) and grazing could occur as a special use (i.e., a permit would be required) within appropriate areas. Limited public access would be consistent with resource conservation. Includes activities related to Conservation (Mining and Grazing), consistent with the protection of archeological, cultural, ecological, and natural resources.
Conservation (Mining)	An area reserved for the management and protection of archeological, cultural, ecological, and natural resources. Limited and managed mining (e.g., quarrying for sand, gravel, basalt, and topsoil for governmental purposes only) could occur as a special use (i.e., a permit would be required) within appropriate areas. Limited public access would be consistent with resource conservation. Includes activities related to Conservation (Mining), consistent with the protection of archeological, cultural, ecological, and natural resources.
Preservation	An area managed for the preservation of archeological, cultural, ecological, and natural resources. No new consumptive uses (i.e., mining or extraction of non-renewable resources) would be allowed within this area. Limited public access would be consistent with resource preservation. Includes activities related to Preservation uses.

6.2 Definitions for Terms Relating to Plan Implementation

The following three definitions – Allowable Use, Special Use, and Amendments – relate the land-use policies to the land-use maps:

- **Allowable Use** -- Any reservation of land for a physical development or land-use activity that is consistent with the land-use designation and policies of the land-use map and CLUP, or a specifically identified part of an approved area management plan (AMP), except for “Amendments” or uses that are identified as “Special Use.” Any new remediation project or support activity that is categorically excluded under DOE’s NEPA regulations (10 CFR 1021) is an allowable use, except projects proposed in the Preservation designation.
- **Special Use** -- Activities requiring further review and approval prior to being allowed. The following are special uses.
 1. Any physical development or land-use activity in the Preservation designation
 2. Any physical development or land-use activity in the Conservation designation that is not categorically excluded under DOE’s NEPA regulations (10 CFR 1021)
 3. AMPs outside of the 200, 300, and 400 Areas
 4. Any proposed new development that is inconsistent with the land-use designation of the adopted local counties’ or cities’ comprehensive plans for the Hanford Site
 5. Mining or grazing activities within areas designated for Conservation
 6. Any proposed new project that is located within an area that has a deed or covenant restriction as a result of the remediation process (e.g., institutional controls)
 7. Additions to or enlargements of pre-existing, nonconforming uses
 8. Any proposed new project that establishes an exclusive use zone (EUZ) over lands not currently under an EUZ (see Section 4.11.4).
- **Amendments** -- Amendments are required for the following:
 1. Any change to the map land-use designation of an area
 2. Any change to CLUP policy
 3. Any change in the use of land or an existing facility to a use that is inconsistent with the land-use designation.

Additionally, definitions are used to define the terms of the land-use policies. These definitions include the following:

- **Area management plans (AMPs)** – Management plans for specific geographic areas, which may include specific resource management plans, mitigation strategies, and various uses and facilities. An AMP shall be consistent with the CLUP’s land-use designations and policies.

- 1 C **Use Request** -- A Use Request is a proposal to use land or a facility for an activity
2 different from what is currently occurring. Use Requests can include site
3 preparations, leasing, granting right-of-ways, or any other land-use related activities.
4
- 5 C **Policy** -- Policies are statements of intent which direct decisions toward the
6 accomplishment of adopted goals and objectives. Policies are applied on a
7 continuous basis and applied consistently over time.
8
- 9 C **Pre-existing, Nonconforming Use** -- Any existing lawfully established use that is
10 neither allowed nor conditionally permitted within a land-use designation, but exists
11 therein, having been established prior to the CLUP land-use designation.
12
- 13 C **Resource management plan (RMP)** – A RMP contains adopted management
14 standards and strategies for a specific resource. Generally, resources subject to
15 RMPs are not confined to geographically discrete areas and they are not static
16 (i.e., their characteristics and conditions often vary in time and/or location across the
17 Site). Examples of resources which have RMPs are biological resources (Draft
18 *Biological Resources Management Plan* [BRMaP] [DOE-RL 1996c]), cultural
19 resources (Draft *Cultural Resources Management Plan* [CRMP] [DOE-RL 1999]),
20 and the *Bald Eagle Management Plan* (DOE-RL 1994b). The provisions of each
21 RMP apply wherever its subject resource occurs on the Site, except for areas
22 specifically exempted within the RMP itself.
23
- 24 Several RMPs may apply within an AMP. A single RMP may extend across several
25 AMPs. Where an RMP exists within an AMP, the provisions of both must be
26 integrated toward achieving their common objectives, consistent with land-use
27 designations within which they occur.
28
- 29 C **RL Manager** -- The RL Manager is the Manager of DOE's Richland Operations
30 Office (RL).
31
- 32 C **RL Site Management Board (SMB)** – The SMB is chaired by the Site Deputy
33 Manager and comprises selected members of RL senior management staff.
34
- 35 C **Real Estate Officer (REO)** – The REO, from the RL Site Services Division (SSD), is
36 the single point of contact for reviewing, processing, and coordinating land-use
37 activities on the Hanford Site.
38
- 39 C **Shall** -- For the purpose of Chapter 6 of this EIS, "shall" refers to activities that would
40 be mandatory if adopted by the ROD.
41
- 42 C **Should** -- For the purpose of Chapter 6 of this EIS, "should" refers to activities that
43 would be discretionary if adopted by the ROD.
44
- 45 C **Site Planning Advisory Board (SPAB)** – The SPAB is an advisory board to land-
46 use matters on the Hanford Site. The SPAB consists of representatives from
47 cooperating agencies with land-use authority, and affected Tribal governments. The
48 SPAB reviews Use Requests that are not "allowable uses" and makes
49 recommendations to DOE.
50

6.3 Hanford CLUP Policies

The Hanford CLUP policies connect all the CLUP elements. It is expected that the ROD for this EIS would set forth the following policies:

- C Establish land-use mitigation procedures
- C Establish hierarchies, priorities, and standards relating to land use, resource use, and values
- C Integrate competing land and resource goals and objectives
- C Provide reference points for addressing unanticipated circumstances and making actual Amendments to the CLUP when necessary
- C Identify which RMPs or AMPs shall be considered for development or revision as part of the CLUP implementation.

Land-use and resource-related decisions, actions, and programs should neither conflict with, nor be inconsistent with the adopted CLUP map and policies. Actions related to policies should be feasible and practical, and policies should be consistently applied on a continuous basis.

The Hanford CLUP policies are described below. They are a synthesis of stated values and objectives from DOE, Future Site Uses Working Group, Hanford Advisory Board, August 1996 Draft HRA-EIS, April 1999 Revised Draft HRA-EIS written comments, public hearings and public meetings, cooperating agencies, consulting Tribal governments, and those associated with municipal and county land-use planning principles.

6.3.1 Overall Policy

The CLUP policy would accomplish the following for the Hanford Site:

1. Protect the Columbia River and associated natural and cultural resources and water quality.
2. Wherever possible, locate new development, including cleanup and remediation-related projects, in previously disturbed areas.
3. Protect and preserve the natural and cultural resources of the Site for the enjoyment, education, study, and use of future generations.
4. Honor treaties with American Indian Tribes as they relate to land uses and resource uses.
5. Reduce exclusive use zone (EUZ) areas to maximize the amount of land available for alternate uses while still protecting the public from inherently hazardous operations (see Section 4.11.4).
6. Allow access for other uses (e.g., recreation) outside of active waste management areas, consistent with the land-use designation.
7. Ensure that a public involvement process is used for amending the CLUP and land-use designations to respond to changing conditions.

8. As feasible and practical, remove pre-existing, nonconforming uses.

9. Facilitate cleanup and Waste Management.

6.3.2 *Protection of Environmental Resources*

The CLUP policy would accomplish the following for the Site:

1. Implement DOE's *Land- and Facility-Use Policy* (DOE P 430.1), which is to protect and sustain native species and their habitats on the Site. The Conservation and Preservation land-use designations are the primary land-use controls to accomplish this policy. Within the Conservation and Preservation designations, land uses shall be consistent with the purpose of the designation and significant impacts shall be mitigated. Implementation mechanisms such as the BRMaP (DOE-RL 1996c), the Draft *Hanford Site Biological Resources Mitigation Strategy Plan* (BRMiS) (DOE-RL 1996), the *Hanford Site Ground-Water Protection Management Plan* (DOE-RL 1995a) and cultural management plans augment these designations for development review and approval Site-wide. Developments for public access and recreation should be according to adopted AMPs depicting management of use, and siting of support facilities.
2. Within land-use designations other than Conservation and Preservation, mitigate significant unavoidable (residual) impacts at locations by enhancing habitats within the Conservation or Preservation designations. To accomplish this, undertake the following actions:
 - a. Modify the BRMaP (DOE-RL 1996c) and BRMiS (DOE-RL 1996) to be consistent with this policy and with implementing procedures.
 - b. Review habitat management plans to redirect their mitigation actions and strategies, where necessary and possible, to the established Conservation and Preservation areas.
 - c. Consider provisions for the protection of "vulnerable aggregations," as defined by the Washington Department of Fish and Wildlife, for non-game species wherever they occur on the Site.
3. Require that projects have reasonable setbacks from the Preservation and Conservation features of importance.
 - a. Within all land-use designations, require that land not be cleared until a specific project has been approved consistent with DOE's NEPA regulations (10 CFR 1021).

6.3.3 *Protection of Cultural Resources*

The CLUP policy would accomplish the following for the Site:

1. Implement DOE's *Land- and Facility-Use Policy* (DOE P 430.1), which is to protect and sustain cultural resources on the Site. The Conservation and Preservation land-use designations are the primary land-use controls to accomplish this policy. The CRMP addresses those actions where land-use controls are not the appropriate mitigation (i.e., if a cultural resource is found in an Industrial designation, provisions of the CRMP would be applied to mitigate impacts to the resource). Within the Conservation and Preservation designations, land uses shall be consistent with the

purpose of the designation and significant impacts mitigated. Implementation mechanisms such as the CRMP (DOE-RL 1999), and habitat management plans augment these designations for Site-wide reviewing and approving proposed development. Developments for public access and recreation should be according to adopted AMPs depicting management of use, and siting of support facilities.

2. Proposed developments within all areas should be reviewed consistent with the BRMaP (DOE-RL 1996c) and the CRMP (DOE-RL 1999), and reflected in the applicable AMP.

6.3.4 Siting New Development

The CLUP policy would accomplish the following for the Site:

1. Locate and approve new developments in areas consistent with the adopted Hanford CLUP.
2. Locate proposed projects, as feasible and practical, in those areas of the Hanford Site where the adopted CLUP and the local cities' and counties' land-use maps are consistent.
3. Within all land-use designations, previously disturbed areas (as identified by the BRMaP and CRMP) should be developed first, followed by the acreage with the least sensitive biological and cultural resources. Within the Hanford Site's plan of any proposed new development, the acreage with the most sensitive biological and cultural resources should be worked into natural open space for landscaping, buffers, natural drainage areas, etc.
4. Focus on using existing infrastructure and developed areas for new projects within a land-use designation.
 - a. Locate new development in close proximity to existing infrastructure unless a project requires an isolated site away from incompatible uses.
 - b. Concentrate development on or adjacent to existing infrastructure. Where extensions of infrastructure are necessary, minimize the extension of infrastructure into undeveloped areas.
 - c. Site, plan, and design development to avoid significant impacts on resources. Mitigate unavoidable impacts through design to minimize impacts and mitigation costs associated with biological, cultural, air and groundwater resources.

6.3.5 Utility and Transportation Corridors

The CLUP policy would accomplish the following for the Site:

1. With to-be-identified exception(s), existing utility and transportation corridor right-of-ways are the preferred routes for expanded capacity and new infrastructure.
2. Existing utility corridors that are in actual service, clearly delineated, and of defined width, are not considered "nonconforming" uses in any land-use designation.
3. Utility corridors and systems without the characteristics of number 2 (above) are considered to be nonconforming uses and shall be identified in the applicable RMP or AMP.

- 4 Avoid the establishment of new utility corridors within the Conservation and Preservation designations unless the use of an existing corridor(s) is infeasible or impractical.
5. Avoid the location of new above-ground utility corridors and systems in the immediate viewshed of an American Indian sacred site. Prioritize for removal, as funding is available, existing nonconforming utility corridors and systems in such areas.

6.3.6 Economic Development

CLUP policy would promote the following for the Site:

1. Multiple land uses for both the private and public sector.
2. Protection and maintenance of existing functional infrastructure and utilities for use in economic development and Site transition.
3. Future Federal missions and programs, consistent with the provisions of the CLUP.
4. Protection of natural, historic, and cultural resources to assure continued biodiversity and cultural values as essential elements of a recreation and tourism economy.
5. Reduction or elimination of existing conditions which are impediments to the realization of the land-use designations (e.g., scattered withdrawn Public Domain land, contamination, and nonconforming and abandoned developments).

6.4 Organizational Structure and Procedure for Review and Approval of Use Requests

The existing organizational structure within RL would implement the Hanford CLUP, augmented with a SPAB consisting of representatives from the cooperating agencies and affected Tribal governments. The organizational structure for implementation of the Hanford CLUP is shown in Figure 6-1.

The REO receives notice (e.g., NEPA checklist, SEPA checklist, CERCLA RI/FS review request, CERCLA review request, RCRA permit request, etc.) from a proposed project or activity and initiates, with the NEPA Compliance Officer (NCO), a coordinated project review (Figure 6-2). As an initial step in the review process, the REO determines whether the project is an "Allowable Use," "Special Use," or "Amendment" to the CLUP. For projects that require Special Use Permits or Plan Amendments, the REO obtains comments and recommendations from the SPAB on the suitability of the proposed "Use" with respect to the existing CLUP map, land-use policies and implementing procedures. For CLUP Amendments, review includes a final RL Site Management Board (SMB) affirmation, or the SMB can refer a proposed Plan Amendment back to the REO for further review. Figure 6-2 depicts the route of review for proposed projects.

Figure 6-1. Organizational Structure for CLUP Implementation.

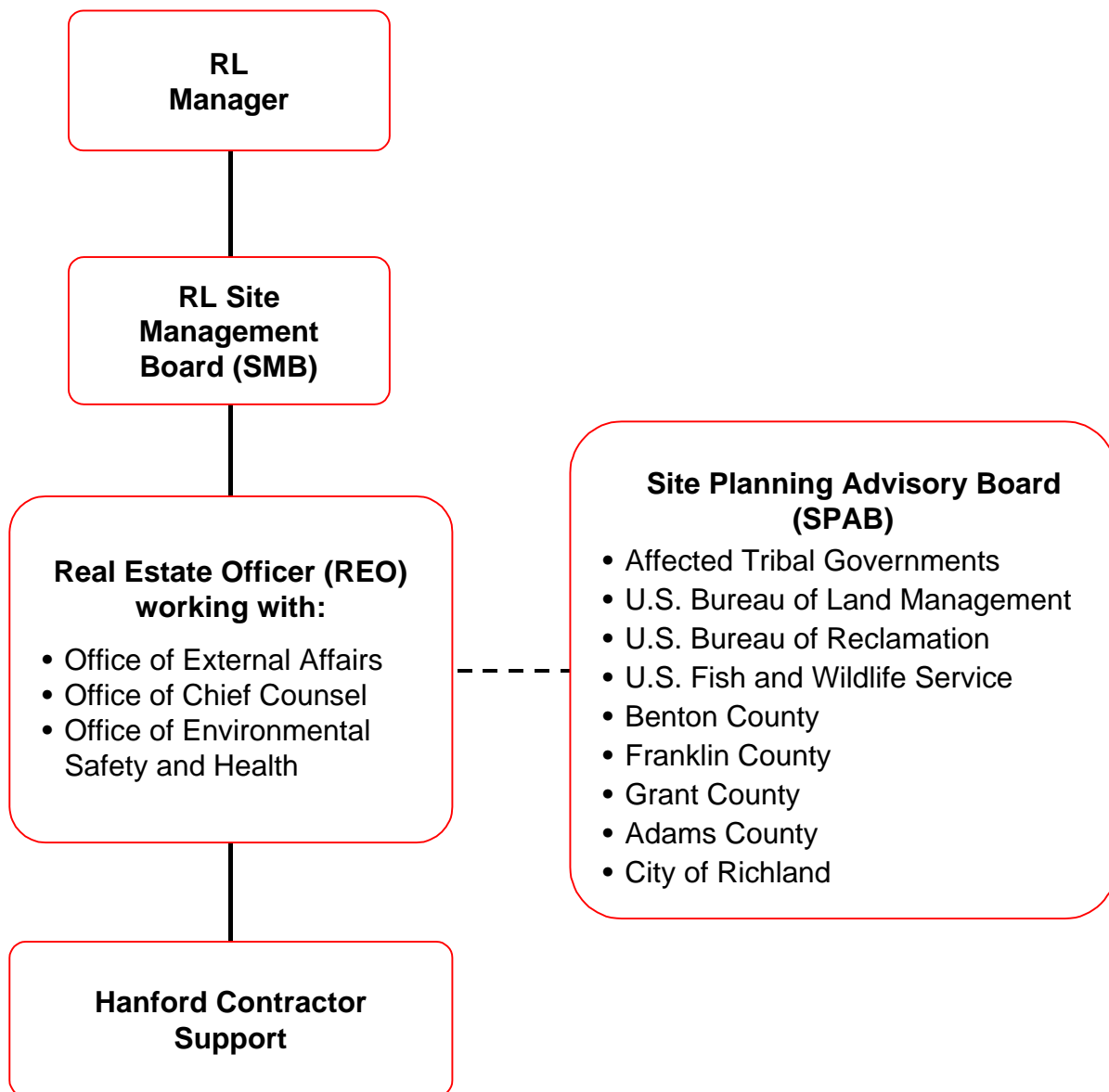
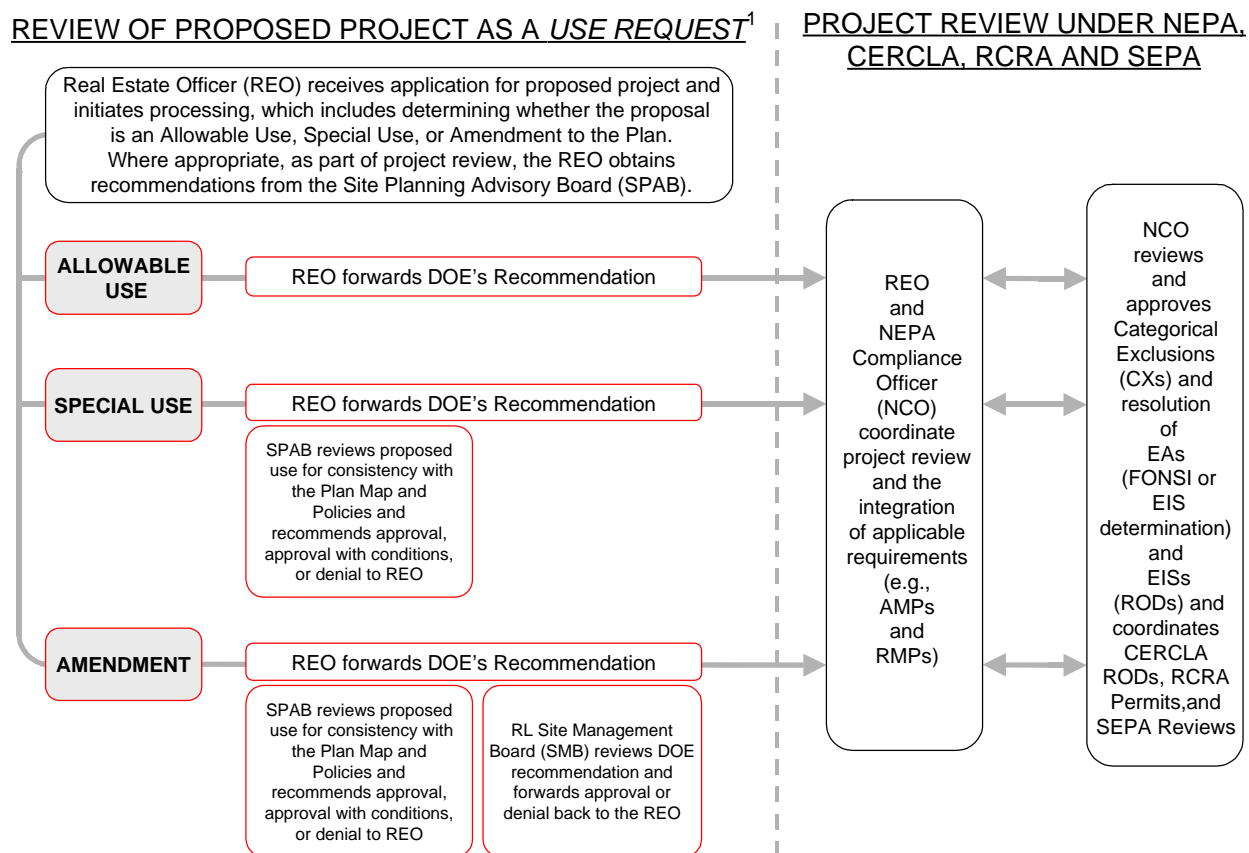


Figure 6-2. Review Process for Use Requests.



¹The proposed land or facility use, and location are reviewed for consistency with the Plan Map and Policies.

- AMP = area management plan
- CERCLA = *Comprehensive Environmental Response, Compensation, and Liability Act of 1980*
- CX = categorical exclusion
- EA = environmental assessment
- FONSI = finding of no significant impact
- EIS = environmental impact statement
- NEPA = *National Environmental Policy Act of 1969*
- RCRA = *Resource Conservation and Recovery Act of 1976*
- ROD = Record of Decision
- SEPA = *State Environmental Policy Act of 1971*

6.4.1 Relationship Between the Site Planning Advisory Board and Real Estate Officer

The SPAB has been recommended by the cooperating agencies and consulting Tribal governments as an essential function, and by DOE as a desirable function, for the successful implementation of the CLUP. The SPAB would directly interface with the REO to advise DOE on land use and resource management issues. The SPAB would consist of representatives from the cooperating agencies with land-use authority, and affected Tribal governments.

The SPAB would support the REO by reviewing and providing advice for “area” and “resource” management plans, providing policy advice to RL in areas involving coordination of land and resource management, and advising during consideration of nonconforming proposals within the boundaries of the Hanford Site. The SPAB advice shall be provided in a timely manner to support the decision process.

6.5 Use Requests for Non-Federal Projects

Proponents and entities of non-Federal projects shall follow the approval process for Use Requests onsite (Section 6.4). The county, city or private entity would be invited to cooperate early in the Use Request and in the NEPA review process (Figure 6-2). Use Requests for non-Federal projects involving new construction shall be required to comply with applicable local county and/or city review and permitting requirements such as compliance with the Uniform Building Code (UBC), health district requirements, shoreline permits, and local air authority standards.

6.6 Plan Implementation Requirements

After the HCP EIS ROD is approved, the actions presented in this section would be undertaken to ensure that the plan is implemented. The objectives of these actions are as follows:

- C To streamline and integrate procedures for project review, including ensuring project consistency with the plan, pre-planning for large areas, siting new developments, providing and using infrastructure and utilities, managing resources, notifying the public, and conducting environmental review.
- C To make decisions on the use of lands and resources on the Site within the framework of existing DOE legal and administrative procedures, with an implementation process that parallels, and efficiently coordinates with local land-use regulatory processes, and provides similar accountability and tracking.
- C To make adjustments in existing DOE administrative structures as necessary to efficiently implement the CLUP.

Achieving these objectives is essential to accomplishing DOE missions and working with Federal agencies, Tribes, and local cities and counties to jointly accomplish planning goals, economic transition, institutional controls, long-term Site stewardship, and multiple uses of the Site.

6.6.1 DOE Equivalent to a Municipal or County Planning Approach

Given the mutual objectives of RL and local governments to coordinate on privatization and transition, the management of uses of real estate at the Hanford Site would be done with

procedures that are similar to, or compatible with, the administration of land use in the adjacent municipality or counties. Currently, there are similarities which are amenable to closer alignment. Table 6-2 shows the similarities between geographic segmentation (e.g., a city in the county is similar to an area on the Hanford Site). Table 6-3 shows the similarities between local land-use regulatory procedures and implementation processes on the Hanford Site which, if aligned and coordinated, would improve management of resources.

Table 6-2. Administration Parallels of RL and Local Jurisdictions.

Municipal and County-Land Use	.	DOE Equivalent
Region	.	Region
County	.	Hanford Site
City	.	Area (i.e., 100, 200, 300, and 400)
Neighborhood or Industrial Park	.	Complex (e.g., ORP)
Site, Lot, and Parcel	.	Site, Lot, and Parcel
Facility, Utility, and Infrastructure	.	Facility, Utility, and Infrastructure

Table 6-3. Example of Local Government Processes and RL Counterparts.

Existing Municipal or County Process	.	DOE Counterpart
<u>Administrator: Planning Department Director</u> C Reviews for consistency with Comprehensive Plan C Coordinates land-use review (e.g., Planning Commission, Board of Adjustment, and Board of County Commissioners) C Administrative/discretionary approval C Initiates <i>State Environmental Policy Act</i> (SEPA) <u>Administrator: Planning Department Director</u> C Administers SEPA	<u>Administrator: Real Estate Officer (REO)</u> C Reviews for consistency with CLUP C Coordinates review of Use Requests for real estate (e.g., Site Planning Advisory Board, Site Management Board, and Site Manager) C Not applicable C Initiates NEPA <u>NEPA Compliance Officer (NCO)</u> C Administers NEPA
<u>Comprehensive Plan</u> C Map C Policies	. . .	<u>CLUP</u> C Map C Policies
<u>Regulatory Review</u> C Protocols for coordination of Department and agency review	. .	<u>CLUP RL Implementing Procedures</u> C Protocols for coordination of program and agency review
<u>Official Controls</u> C Zoning ordinances C Subdivision ordinances C Critical Resources Protection Ordinances C Shoreline management plan C SEPA C Uniform Building Codes C Approval of building permits C Occupancy permits by Building Department C Other controls	<u>Implementation Controls</u> C Design standards C Location and development requirements C Resource management plans C Area management plans C NEPA C Uniform Building Codes C Approval of Use Requests C Occupancy permit by Fire Marshal C Other controls

6.6.2 CLUP Implementation Procedures and Implementation Controls

The CLUP implementation procedures and implementation controls should be made consistent and integrated with the CLUP, so that project activities are consistent with and carry out the CLUP over time. This would be instituted through a RL Implementing Directive for the CLUP, which would provide the mandatory requirements and procedures for RL and its contractors to follow. Integrated implementation procedures would be accomplished within 24 months of the issuance of the HCP EIS ROD, funding permitting, under the coordination of the RL Assistant Manager responsible for the Site Services Division.

Table 6-4 shows the implementing controls (RMPs and AMPs) required for implementation of the CLUP. These controls are tools to ensure that land-use actions are consistent with the CLUP. Prior to the adoption of the controls, each RMP and AMP would be reviewed for consistency and alignment with the CLUP, in accordance with the list of tasks that follows Table 6-4. Task One through Task Seven would be performed sequentially. Completion of these tasks would integrate the various RMPs, AMPs, and project-review activities currently in use on the Site with the CLUP implementation procedures.

Table 6-4. Current Status of CLUP Implementing Controls (RMPs and AMPs).

Resource Management Plans (RMPs)	To Be Prepared	Current Draft	Current Final	Revision Planned
Hanford Cultural Resources Management Plan		U		U
Hanford Biological Resources Management Plan		U		U
Hanford Bald Eagle Management Plan			U	U
Fire Management Plan			U	U
Noxious Weed Management Plan			U	U
Chinook Salmon - Upper Columbia River Spring run Hanford Management Plan	U			
Steelhead - Middle Columbia River run Hanford Management Plan	U			
Steelhead Upper Columbia River run Hanford Management Plan		U		
Aesthetic and Visual Resources Management Plan	U			
Facility and Infrastructure Assessment and Strategy		U		
Mineral Resources Management Plan (i.e., soils, sand, gravel, and basalt)	U			
Hanford Site Watershed Management Plan	U			
Hanford Site Ground-Water Protection Management Plan			U	
Groundwater Vadose Zone Integration Project Summary Description			U	
Hanford Institutional Control Plan (i.e., long-term stewardship plan)	U			
Area Management Plans (AMPs)	To Be Prepared	Current Draft	Current Final	Revision Planned
ALE Reserve Comprehensive Conservation Plan			U	U
Wahluke Slope Comprehensive Conservation Plan	U			
Columbia River Corridor Area Management Plan	U			
South 600 Area Management Plan (includes 300 Area)	U			

1. Identify all similar documents, policies, and procedures.
2. Review documents and associated policies and implementing procedures for consistency with the CLUP map and policies and implementing procedures.
3. Identify changes necessary to align documents and associated policies and implementing procedures with the provisions of the CLUP.
4. Prepare recommendations to amend existing documents and associated policies and implementing procedures so they are consistent with and carry out the CLUP.
5. Prepare new RMPs and AMPs.
6. Submit CLUP Amendments and new RMPs and AMPs to the REO for review as Special Use Requests so these changes may be integrated with the CLUP implementation procedures as standards for project review (see Figures 6-1 and 6-2).
7. Integrate the prescribed and coordinated process for applying the provisions of the documents into the RL Implementing Directive for the CLUP (Table 6-4).

6.6.3 Mission-Related Program and Contractor Integration

The CLUP map and policies would be integrated with and addressed at the threshold decision points of all authorizations, operational plans (e.g., the current Hanford Strategic Plan), and actions considered in RCRA, CERCLA, NEPA and SEPA reviews. This includes contracts and budget proposals that directly or indirectly affect land use on the Site.

6.6.4 Establishment of Site Planning Advisory Board

The establishment and seating of the SPAB (see Figures 6-1 and 6-2) shall be accomplished within two months from the issuance of the HCP EIS ROD. Prescribed SPAB charter and guidelines would need to be developed by this board and DOE.

6.6.5 Amendments to the Comprehensive Land-Use Plan

The CLUP is a living document designed to hold a chosen course over an extended period of development and management of resources, yet the plan is flexible enough to accommodate a wide spectrum of both anticipated and unforeseen mission conditions. A fundamentally good plan can do this for a relatively short period of time (five years), during which monitoring, data gathering, and analysis for the purposes of “fine tuning” and improving the plan by Amendment should be an ongoing program. It is recommended that a reassessment of the CLUP should occur every 5 years, in the form of a NEPA Supplemental Analysis per 10 CFR 1021.